

CHAPTER 11a¹

P-O PROFESSIONAL OFFICE DISTRICT

- 14-11a-101 PURPOSE AND OBJECTIVES**
- 14-11a-102 PERMITTED USES**
- 14-11a-103 CONDITIONAL USES**
- 14-11a-104 LOT AREA**
- 14-11a-105 LOT FRONTAGE**
- 14-11a-106 YARD REQUIREMENTS**
- 14-11a-107 BUILDING HEIGHT**
- 14-11a-108 DISTANCE BETWEEN BUILDINGS**
- 14-11a-109 PERMISSIBLE LOT COVERAGE**
- 14-11a-110 PARKING, LOADING AND ACCESS**
- 14-11a-111 OTHER REQUIREMENTS**

14-11a-101 PURPOSE AND OBJECTIVES

The purpose of the Professional Office (P-O) Zone is to provide a wide variety of general office uses in an attractive office environment. The zone may be used in buffer or transition areas separating commercial/industrial uses from residential uses or may be assigned to areas of existing professional office areas which are not attached to any large commercial zones.

14-11a-102 PERMITTED USES

All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

The following uses are permitted in the P-O Zone:

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
4800	Utilities (lines and rights-of-way only) (Except 4850)
4923	Travel Agencies
6142	Insurance agents, brokers, and services.
6152	Real estate agents, brokers, and management services
6153	Title abstracting and escrow services

¹Amended 5/27/98 Ordinance No.98-6

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
6156	Combinations of real estate, insurance, loan, law services
6157	Real estate appraisers
6333	Secretarial and stenographic services
6335	Telephone answering service
6339	Court reporting service
6346	Building management service
6349	Dwelling and building services (office only)
6511	Physicians' offices and services in single offices, but not including medical clinics
6512	Dental offices and services in single offices, but not including medical/dental clinics
6519	Other medical and health services, such as birth control clinics, chiropodists, dieticians, naturopaths, optometrists, physical therapists, psychiatrists, home health, and nursing services
6520	Legal Services
6530	Engineering, Architectural, and Planning Services
6541	Educational and scientific research services and facilities - nonprofit
6543	Social science research services
6550	Data Processing Services
6591	Accounting, auditing, bookkeeping services, income tax services, notary public
6594	Marriage and family counseling services
6595	Technical writers, report preparation
6597	Business and management consulting services

Accessory Uses:

- A. Temporary buildings for uses incidental to construction work, which building must be removed upon completion or abandonment of the construction work.

14-11a-103 CONDITIONAL USES

The following uses and structures are permitted in the P-O Zone only after a Conditional Use Permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

<u>USE NO.</u>	<u>USE CLASSIFICATION</u>
4710	Telephone Communication (except 4718)
4814	Electric regulating substations
4824	Gas pressure control stations
4836	Water pressure control stations and pumping plants
4844	Sewage pressure control stations
5912	Prescription Pharmacy
5996	Optical shop

14-11a-104 LOT AREA

The minimum lot area in the P-O Zone shall be determined through site plan review for adequate off-street parking, landscaping, building coverage, etc.

14-11a-105 LOT FRONTAGE

The minimum lot frontage in the P-O Zone shall be determined through site plan review for adequate ingress and egress for traffic safety.

14-11a-106 YARD REQUIREMENTS

The following minimum yard requirements shall apply in the P-O Zone:

- A. Front Yard. The minimum depth of the front yard be thirty (30) feet.
- B. Side Yard. The minimum side yard for any office building shall be ten (10) feet. On corner lots, the side yard which faces on the street shall not be less than twenty (20) feet. When a side yard abuts a residential zoning district, the side yard setback shall

be a minimum of twenty (20) feet.

- C. Rear Yard. None, except for rear yards which abut a residential zoning district which shall not be less than twenty (20) feet.

14-11a-107 BUILDING HEIGHT

No lot or parcel of land in the P-O Zone shall have a building or structure used which exceeds a height of two (2) stories or thirty-five (35) feet whichever is greater. Chimneys, flagpoles, church towers and similar structures not used for human occupancy are excluded in determining height.

14-11a-108 DISTANCE BETWEEN BUILDINGS

In the P-O Zone, where more than one office building is constructed on a site, there shall be a minimum distance between structures of at least twenty (20) feet.

14-11a-109 PERMISSIBLE LOT COVERAGE

In the P-O Zone, all building and structures shall not cover more than sixty (60) percent of the lot or parcel of land upon which they are placed.

14-11a-110 PARKING, LOADING AND ACCESS

Parking requirements in the P-O Zone shall be as follows:

1. Medical and dental offices - one parking space for two hundred (200) square feet of gross floor area or four (4) spaces for each practitioner, whichever is greater.
2. Offices not Providing Customer Services or Sales on the Premises - One (1) parking space for every four hundred (400) square feet of gross floor area.
3. Professional Offices for Attorneys, C.P.A.s, Architects, Engineers, etc. - One (1) parking space for every four hundred (400) square feet of gross floor area.
4. All other uses shall be calculated at the rate of one (1) parking stall for each two hundred (200) square feet of net useable area.
5. Off-street parking will not be permitted in any lane or aisle space.

14-11-112 OTHER REQUIREMENTS

A. Landscaping. In the P-O Zone, the following landscaping requirements shall be as follows:

1. Ten (10) feet of landscaping shall be required along frontage areas not occupied by drive accesses.

2. All landscaping must be sprinkled and planted with substantial live plant material for the purpose of buffering, screening and beautifying the site. At plant maturity the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
3. Landscaping adjacent to residential zoning will have a minimum buffer of ten (10) feet.
4. Landscaping adjacent to off-street parking within required yard areas will require a minimum landscaped area of five (5) feet providing it does not abut residential zoning.
5. Landscaping shall also be installed in all park to the same standards as other on-site landscaping. Asphalt or concrete paving in place of landscaping between the sidewalk and curb is prohibited.
6. Landscaping must cover at least ten (10) percent of development site.

B. Fencing. Where the site abuts a residential zone, a six (6) foot high solid masonry wall shall be located along the property line. All fencing must comply with Chapter 17 of this Ordinance.

C. Trash Storage. The following provisions shall apply to storage and disposal of trash and other used materials and debris in the P-O Zone:

1. A screened or otherwise enclosed area will be provided as an integral part of the on-site buildings or an outside area designated for having a dumpster or other trash control device to keep the trash out of public view and controlled to keep litter from scattering throughout the area.

